


EASEMENT AGREEMENT FOR SANITARY SEWER
(No title opinion is offered by the Preparer)

STATE OF ALABAMA
COUNTY OF SHELBY


20160427000137910 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
04/27/2016 09:16:47 AM FILED/CERT

THIS EASEMENT AGREEMENT made this the 24th day of February, 2016, by and between Shannon Peoples White and Joel Lee Peoples and 261 Land LLC, an Alabama limited liability company

WITNESSETH:

WHEREAS, Shannon Peoples White and Joel Lee Peoples own certain property in Shelby County, Alabama, of which the following described easement is a part.

WHEREAS, Shannon Peoples White and Joel Lee Peoples represents to 261 Land, LLC that there is no indebtedness, liens or encumbrances owed by them on the property described below and that they have the right in and to the title to the property described below to convey this easement to 261 Land, LLC..

WHEREAS, the undersigned, Shannon Peoples White and Joel Lee Peoples desire to convey to the said 261 Land, LLC, a non-exclusive easement for a sanitary sewer over and across the property so that the said 261 Land, LLC may have an easement for sanitary sewer to their property.

NOW THEREFORE, in Consideration of Ten and no/100's Dollars (\$10.00) and other good and valuable consideration to the said Shannon Peoples White and Joel Lee Peoples in hand paid by 261 Land, LLC, the receipt and sufficiency of which is acknowledged, the undersigned, Shannon Peoples White and Joel Lee Peoples do grant, bargain, sell and convey unto the said 261 Land, LLC and their successors and assigns, a permanent easement for sanitary sewer described as follows:

A tract of land situated in the Northeast quarter of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southwest ¼ of the Northeast ¼ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; this turn westerly along the North line of said ¼-¼ line for 520.02 feet to the point of beginning; thence continue westerly along the North line of said ¼-¼ line for 152.07 feet to a point on the easterly right-of-way line of Bearden Road (County Highway 105); thence turn a deflection to the left of 104° 11' 35" and run southeasterly along said road right-of-way for 56.41 feet; thence leaving said road right-of-way turn a deflection angle to the left of 113° 55' 43" and run northeasterly for 23.80 feet; thence turn a deflection angle to the left of 38° 07' 18" and run easterly for 99.46 feet; thence turn a deflection angle to the left of 63° 22' 34" and run northeasterly for 44.74 feet to the point of beginning.

Said tract of land containing 5644.3 square feet or 0.13 acres, more or less.

Shelby County, AL 04/27/2016
State of Alabama
Deed Tax: \$.50

TO HAVE AND TO HOLD to the said 261 Land, LLC, their successors and assigns forever.

Exhibit A which is also filed simultaneously herewith shows the path of the above easement by the dotted line contained on said Exhibit A. The parties acknowledge that the dotted line contained on said Exhibit A is the path of the easement conveyed by this document.

IN WITNESS WHEREOF, the said Shannon Peoples White and Joel Lee Peoples have hereunto set their signatures and seals this the 24th day of February, 2016.

WITNESS:

Shannon Peoples White

Joel Lee Peoples

STATE OF ALABAMA
SHELBY COUNTY

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Shannon Peoples White and Joel Lee Peoples, whose names are signed to the foregoing Easement Agreement and who are known to me, acknowledged before me, that, being informed of the contents of the Easement Agreement, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 24th day of February, 2016.

Notary Public

This Instrument Prepared By:
F. Wayne Keith, Attorney
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

